



HEIGHAM GROVE CONSERVATION AREA

ARTICLE 4 DIRECTION

GUIDANCE NOTES

The Heigham Grove conservation area mainly consists of streets of Victorian houses. Many of these houses were built speculatively by builders in plots along planned grids of streets and as a result they often share very similar architectural characteristics. The area is known for its attractive houses, but it is the contribution each property makes to the overall look of the street that creates such a distinctive historic neighbourhood. Prior to the direction being approved homeowners could install any type of window and demolish garden walls and chimney stacks without requiring permission, leading to the gradual erosion of the area's historic character.



The aim of the article 4 direction is not to prevent change to houses (for example changes to improve energy efficiency), but to conserve the historic character of the area through advising on appropriate alterations so that they do not harm the historic and architectural qualities of the houses. The article 4 direction withdraws the ability to make certain alterations to properties without first obtaining planning permission. It applies to the addresses overleaf.

The article 4 direction manages change that affects the front and side of properties (but not the back, if it does not front the highway, except in cases where planning permission is required under existing planning regulations). The direction will seek to preserve the appearance of street frontages – keeping them in line, retaining chimney stacks, replacing (if necessary) timber sash windows on a like for like basis (with double glazing if required), keeping white (grey) and red bricks unpainted, and retaining or reinstating boundary walls, railings and hedges.



**PLEASE READ OVER FOR MORE INFORMATION ON
PROPERTIES COVERED, CHANGES ALLOWED AND
FREQUENTLY ASKED QUESTIONS**

BUILDINGS INCLUDED IN ARTICLE 4 DIRECTION

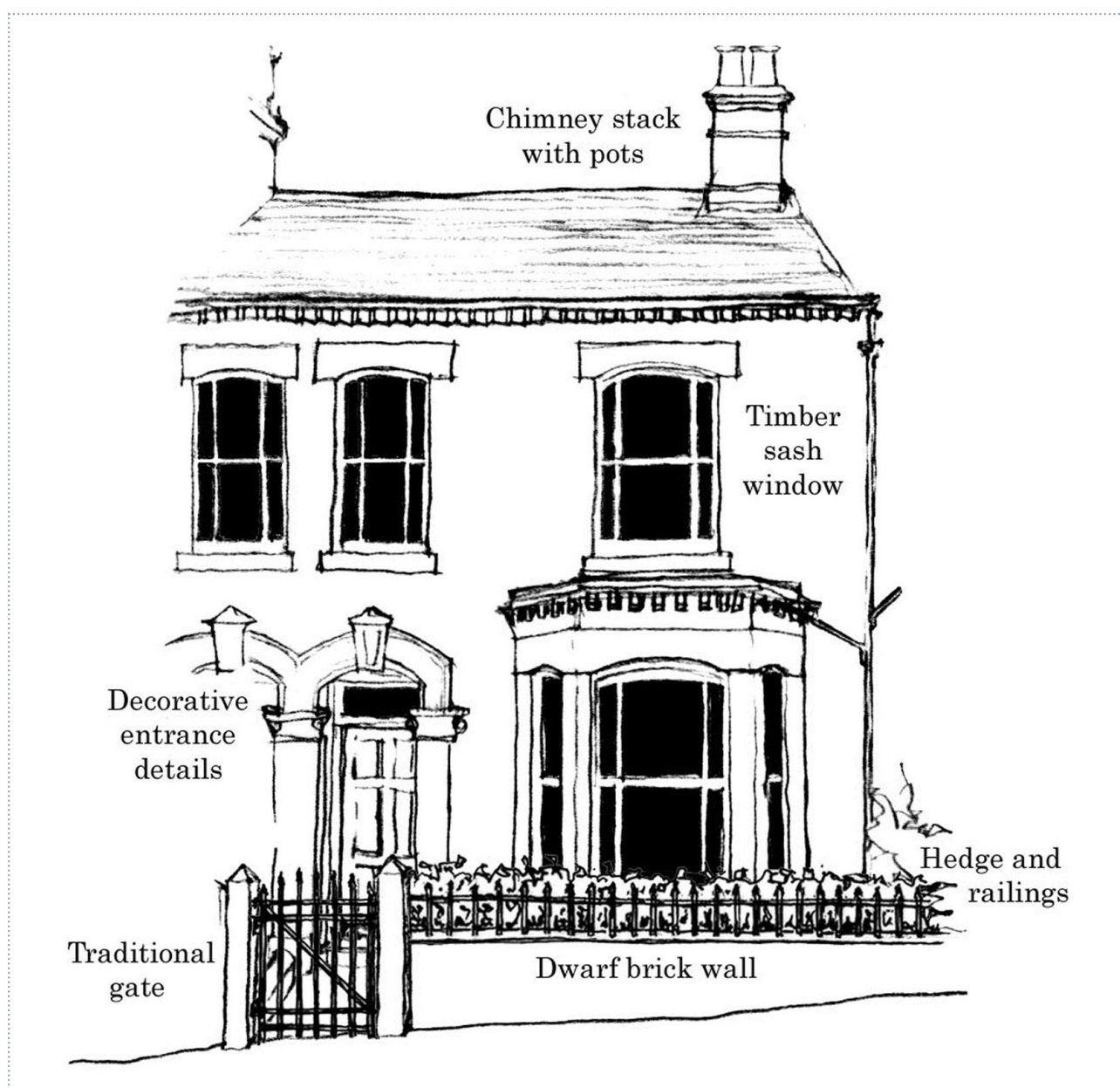
Amphill Street	3-13, 17-31 (odd), 4, 6, 8, 12-30 (even)
Bathurst Road	1-15 (odd), 4-10, 24-34 (even)
Cambridge Street	1-37, 41-45, 49-75 (odd), 26-46, 46A, 48-52, 62-76, 76a, 76b, 78, 78a (even)
Clarendon Road	3-49 (odd), 2-22, 46-74 (even)
Doris Road	2
Earlham Road	43-51, 61-71, 77-87, 91-127 (odd) 58-62, 66-124 (even)
Essex Street	1-59 (odd), 2-40 (even)
Grosvenor Road	5-45 (odd) 14-40 (even)
Heigham Road	1-13 (odd)
Kimberley Street	3-15 (odd)
Mill Hill Road	1-13, 53-91 (odd), 2-10, 10a, 10b, 10c, 12, 14, 28-32, 36-96 (even)
Neville Street	2-46 (even), 15-21 (odd), 23-43 (even)
Oxford Street	2-28 (even)
Parker Road	1, 2-14 (even)
Park Lane	1-35, 35a, 35b, 37-79 (odd), 2-36, 60, 62, 62A, 66-92 (even)
Rupert Street	74-86 (odd), 92-98 (odd)
Trinity Street	1-36, 98-114
Trotry Street	11-17, 21-35 (odd), 32, 32A
Unthank Road	25, 25b, 27-35, 37a (odd), 44-48, 52-62, 62A, 64, 64a 72-82 (even)
West Parade	1-29 (odd), 6-28, 28A, 30, 30A(even)
Woburn Street	1-11 (odd), 10
West Pottergate	130-136

Note: This list includes a number of former houses that have been converted to flats or commercial uses, but still retain the appearance of a house. Under existing regulations owners of flats and commercial properties cannot make these types of alterations without planning permission. The list also contains a number of houses built in the twentieth century where unsympathetic alterations may lead to a loss in character of conservation area.

THE INTRODUCTION OF THE ARTICLE 4 DIRECTION MEANS THAT PLANNING PERMISSION IS NOW REQUIRED FOR:

- The enlargement, improvement or alteration to a house where it fronts the highway.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The demolition of a chimney stack visible from the highway.
- The replacement of windows and doors on parts of the building that face a highway.

TYPICAL BUILDING DETAILS COVERED BY THE ARTICLE 4 DIRECTION



WINDOWS AND THERMAL EFFICIENCY

Existing windows can be upgraded with draught-proof strips and/or secondary glazing. Alternatively where there are sash windows, double glazed units can be installed into existing sash boxes using slimline low E argon gas filled double glazed frames, thereby retaining the embodied energy of the existing timber (which is usually very good quality Baltic Deal timber) and avoiding damage to brickwork around the frame.

Further information on acceptable window designs and ways to improve the efficiency of your house can be found at www.norwich.gov.uk/article4directions

FREQUENTLY ASKED QUESTIONS

Will I need to pay a fee for planning permission?

Any application for planning permission that is a result of the article 4 direction will not require a fee, however all other requirements for planning permission still require a fee.

Do I need permission to make changes at the rear?

The article 4 direction will only change development rights for parts of buildings that face a highway (but not back alleyways to access gardens). Windows at the back where they do not face a highway can therefore be changed without permission. Planning permission may be required for extensions under existing planning regulations.

Do I need planning permission to demolish and rebuild a garden wall?

Planning permission is required to demolish/alter/build a garden wall where it faces a highway. If it is proposed to demolish or build any wall within a conservation area over 1m in height facing the highway, and 2m high elsewhere, the work requires conservation area consent and/or planning permission under existing planning regulations and so requires a fee.

Do I need planning permission to repaint my house if it is already painted?

No. However it is recommended that you use a colour that complements the overall character of the street. Planning permission would be required if you wish to paint or render a house that is not already painted or rendered. If you would wish to remove render or paint from brickwork it can damage the building so it is advisable to seek further advice and check whether planning permission is required.

Do I need planning permission to erect solar panels and wind turbines?

The erection of solar panels and turbines may require planning permission depending on where they are located as a result of existing planning regulations and may therefore require a fee.

Do I need planning permission for a satellite dish?

The erection of satellite dishes requires planning permission in conservation areas as a result of existing planning regulations and therefore requires a fee.

Do I need permission to change roof materials such as slate?

No, as many roofs in the conservation area have already been changed this was not included. However, the reinstatement of traditional slate or pantile roofs where appropriate is encouraged.

When does the article 4 direction come into force?

The article 4 direction will come into force on 6 June 2011.

How can I upgrade my building's thermal efficiency?

The intention of the Article 4 direction is to ensure that when improving houses appropriate methods are used to preserve the character of the area. The use of local craftsmen and locally sourced natural materials to upgrade houses is encouraged.

Further information can be found at: www.norwich.gov.uk/article4directions.

For information on the existing requirement for planning permission and fees please refer to the Planning Portal: www.planningportal.gov.uk or www.norwich.gov.uk

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